

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 17 October 2019

This document contains a summary of any objections or other relevant representations received by the Department since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment. These summaries are prepared on the day before the Committee. Very late responses therefore have to be given orally.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 17 October 2019

Item No. 5

Application Number 124181/VO/2019

Ward Ancoats & Beswick Ward

Description and Address

CITY COUNCIL DEVELOPMENT Creation of a 440 space public car park for a temporary period of 2 years

Former Central Retail Park, Great Ancoats Street, Manchester M4 6DJ

1. Additional comments and public opinion

Lucy Powell MP

Comments that there is growing concern from residents in the Ancoats area that plans for a car park, even if only short term, will increase pollution and the number of cars in the area.

New Islington Free School sits directly behind the car park and are concerned about the impact of this pollution on the children, as well as increased concerns for their safety.

Residents are hopeful this space would have a greener use.

Public opinion

15 additional objections have been received in respect of this matter. These comments can be summarised as follows:

- The local air quality is poor, there is no access to green space and there is a climate change emergency;
- If the site was used as a green park it would improve mental health, wildlife and air quality;
- The car park is aimed at people who live outside of Manchester and commute, this is not something that should be encouraged;
- The area is already heavily congested creating a barrier between Ancoats and the City Centre and this development does nothing to help Manchester move away from decarbonisation;
- Having a car park encourages more driving when it is important to reduce vehicle traffic and emissions. Great Ancoats Street already has illegal levels of pollution, very few pedestrian crossings and high traffic. There is also a lack of green spaces in Ancoats or the City Centre;

- The site is next to a primary school and the emissions emitted by the vehicles will impact on children's health;
- Residents in the local area feel that they are not being listened too.

In addition to the above comments, a petition with over 10,000 signatures has been produced from the group 'TreesNotCars.com'. The petition contains key statistics and quotes from local parents in the area. The group believe that local residents will be negatively impacted by this application for the following reasons:

- Opening a 24/7 car park will increase already lethal pollution levels for children walking to and from school and during play time;
- Asthma levels in Manchester area already very high with 624 more children admitted to hospital for asthma than the rest of England;
- Recently approved road works on Great Ancoats Street will increase congestion along this road;
- The retail park has not been used as a car park from at least 18 months. The current car use of the site is zero. This proposal will significantly increase the number of cars accessing the site from 0/day to +440/day;
- During a climate emergency we should be reducing pollution.

2. Director of Planning – Further observations/comments

The comments received above are noted.

Central Retail Park is a strategically important site along Great Ancoats Street. This application seeks a 'meanwhile use' for the site whilst development proposals are prepared.

It is a material planning consideration that the previous use of the application site was a 440 space car park. Furthermore, there are no physical works required to bring the car park into use. The car park is laid out and has a functioning signalised access which has the capacity to accommodate the level of traffic generated by the site.

The main report considers the relevant planning issues in detail, including the impact on residential amenity and the proximity to New Islington Free School. The operations of the proposed car park would be comparable with the previous parking use as the. Traffic, noise and air quality impacts are therefore predictable and are not considered to be significant for the temporary two-year period.

The recommendation remains **TEMPORARY APPROVAL** subject to the above conditions.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee	17 October 2019	Item No(s).	6 & 7
Application Number	124320/FH/2019 & 121460/FH/2018	Ward	Didsbury East Ward

Description and Address

Item 6 - Retrospective application for the reconstruction of external brick work to front and side elevations of dwelling

Item 7 - Part retrospective application for the erection of a detached garage and a front brick boundary wall with associated metal gates.

53 Kingston Road, Manchester, M20 2SB

1. Applicant/Agent

The applicant has requested that both Items 6 and 7 be deferred in order to allow for the preparation of a sample panel of the proposed brick tinting.

2. Director of Planning - Further observations/comments

It is recommended that the deliberation of Items 6 and 7 be **DEFERRED** until the November meeting of the Planning and Highways Committee to allow for the preparation of the sample panel.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 17 October 2019

Item No. 8

Application Number 120607/FO/2018

Ward Fallowfield Ward

Description and Address

Creation of Artificial Grass Pitch (AGP) for Multi Sport Activity and installation of 6 x 18 metre high floodlighting columns, creation of a hard standing, formation of topsoil bund, erection of 5 metre high ball stop fencing and installation of 1.2 metre high barriers to artificial grass pitch

Platt Lane Complex, Yew Tree Road, Manchester M14 7UU

1. Applicant/agent

The applicant has now formally **withdrawn** the application.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 17 October 2019

Item No. 10

Application Number 124313/FO/2019

Ward Northenden Ward

Description and Address

Change of use of ground floor to cafe/bar class A4 and installation of rear fire escape door together with sundry ancillary alterations

67 Church Road, Manchester, M22 4WD

1. Applicant

The applicant has provided further information to address the recommended conditions attached to the report to Committee.

With regards to recommended Condition 6 (bin screening), the applicant has provided details of a visual screen for the waste / recycling containers, to be constructed of sustainable sourced pine slats treated with weatherproof sealant, fixed to the wall and coping stone, the screening would comprise of two panels length.



With regards to Condition 9 (Management Strategy), the applicants has provided a detailed management / operating statement setting out that:

So far as it is possible, that minimum disturbance or nuisance is caused to neighbours / the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. The policy would be brought to the attention of Management and Staff who would seek to encourage controlled and safe dispersal of patrons.

1. Management and staff will assist with the orderly dispersal of patrons.
2. Staff Members (including door personnel when employed) will advise patrons to leave the premises quickly and quietly out of respect for neighbours.
3. Notices will be displayed requesting customers leave quietly and in an orderly manner out of consideration to neighbours and their attention will be drawn to these notices by members of staff.
4. Ensure the removal of all bottles and drinking receptacles from any patron before exiting the premises.
5. Actively discourage customers from assembling outside the premises at the end of the evening.
6. Staff will be particularly aware of customers dispersing down Consul Street, discouraging this where possible and advising customers to leave quietly if it is necessary for them to disperse this way.

They set out that they have reduced their hours of operation to give comfort to local residents that their business will not be noisy or disruptive and state their hours to be

- Sunday to Wednesday (10am to 10pm)
- Thursday to Saturday (10am to 11pm)

They also note that their premises will close earlier than a nearby takeaway unit which has permission to operate Sundays to Thursdays 11:00am to 2:00am and Friday and Saturdays 11:00am to 3:00am.

They state that no amplified music would be played at the premises and that background music would be played at a low setting. A dispersal operation will be enforced to ensure that minimum disturbance or nuisance is caused to neighbouring residential property.

Staff will manage smoking outside of the premises and will restrict the amount of patrons being outside at any one time. Staff will ensure smoking takes place on the Church Road side of the property only and will ensure customers comply with this request.

They have stated that no outdoor seating is proposed.

Waste and recyclables will be separated and stored internally using appropriate scale containers.

General waste, food waste and mixed recyclables will be transferred to the external store each day.

Pulpable recycling will be stored internally in the cellar in a 50l recycling box of the usual type and transferred directly to the collection point on the relevant day, then returned following collection.]

Staff will remove waste from the premises by hand, taken through the door to Church Road and then conveyed to the waste storage area. The fire door to the rear elevation will only be used for the purposes of an emergency fire exit. Staff will transfer containers to the collection point on a weekly collection day and return to the store promptly following collection. Containers will not be stored on the highway.

In the interests of local amenity of neighbouring properties, the external waste storage area will be screened. The area will be washed down as part of routine maintenance.

All staff working in the unit will go through a company induction and training process. This will involve training on licencing law, health and safety and procedures relating to waste, servicing and dispersal of customers.

Staff smoking breaks will only take place on the Church Road side of the property.

The premises will be maintained to the highest standard, ensuring that the premises are clean, tidy and kept in good repair. The exterior of the building shall be cleared of any litter at regular intervals.

With regards to Condition 10 (Cycle Parking) the applicant has confirmed that there is no space to provide cycle parking. On preparing the report to committee it was noted that there is limited space within the small scale unit, however, it was envisaged that there would be space in the yard to the rear. The applicant had confirmed that this area is utilised for the car parking space for the residential flat above the commercial unit.

2. Residents

Three further objections have been received to the application on the grounds that:

- The area is far too residential for a late night bar.
- There is limited parking and parking on Church Road which is a bus route causes congestion, more pollution and noise to residents locally.
- There was so much anti-social behaviour when the Spread Eagle on Royal Green Road was active that it was shut down after a shooting.
- A councillor has a social/charity relationship with the applicants' relative and one supporter at a local meeting also has a similar relationship.
- The hours are not inclusive of drinking up time.
- People who smoke will stand on the narrow pavement on the corner to smoke.
- What regulations are in place to safeguard residents?
- The Council should be encouraging the applicant to take up an option in the high street.

3. Director of Planning – Further observations/comments

The further details supplied by the applicant with regards to Condition 6 (bin screening) satisfy the requirements of the recommended condition, which should now be altered to read:

Before first occupation the approved waste management (including screening) shall be implemented and shall remain in situ whilst the use or development is still in operation.

Reason – In the interests of the amenities of the occupiers of nearby properties in order to comply with policies SP1 and DM1 of the Core Strategy.

The further information submitted in the form of the Management / Operation Statement is welcomed. Although the comment must be made that the relationship of the mid parade takeaway unit to residential property differs from that of the development proposal.

Condition 9 relating to the requirement of a management strategy set out in the original report should now be altered to read:

The details of the submitted Management / Operation Statement received 15 October 2019 shall be implemented when the development commences and shall remain whilst the use or development is in operation.

Reason - To ensure a satisfactory development and in the interests of amenity and traffic safety pursuant to Policies SP1 and DM1 of the Core Strategy.

The further information provided with regards to the use of the rear yard area for parking for the residential unit and the lack of alternative space for the provision of on-site cycle parking facilities necessitates that recommended condition 10 is deleted.

A further condition is recommended that related to their being not amplified music played on the premises, as follows:

The premises can only play background level music. No live or amplified music is permitted.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties in accordance with Policy DM1 and DC26.1.

The further comments of residents largely replicate the comments of the objector whose comments were addressed in the body of the original report to committee.

The recommendation to committee was made on the basis that it was for a temporary period of 18 months with restrictive conditions controlling the hours that the premises could open, with a management plan in place to mitigate any undue impact upon the residential amenity of any neighbouring property.

The opening hours would be inclusive of drinking up time.

The recommendation of the Director of Planning is to **APPROVE** for a temporary period of 18 months.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 17 October 2019

Item No. 11

Application Number 121375/FO/2018 &
121447/FO/2018

Ward Piccadilly Ward

Description and Address

121375/FO/2018 - Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street

20 - 36 High Street Including Church Street Market Stalls, Manchester, M4 1QB.

121447/FO/2018 - Erection of one and two storey market stalls for flexible commercial uses (Use Classes A1, A3 and A5) at ground and first floor (following demolition of a wall) and the and related access, landscaping and other associated works (temporary 5-year period).

Land Bound by The Northern Quarter Multi-storey Carpark, Church Street And Red Lion Street, Manchester, M4 1PA

Before and After Images (see next page)

View 1:High Street Towards Market Street.



View 2: High Street from the Arndale



View 3: High Street towards Shudehill



View 4: Church Street towards Birchin Lane



View 5: Church Street towards High Street



View 6: Birchin Lane



View 7: High Street

